

## **REQUIRED SUBMITTALS CHECKLIST**

One electronic copy of your application is required; print materials may be requested, Review the ARB's Rules and Regulations, which can be found at [www.arlingtonma.gov/arb](http://www.arlingtonma.gov/arb), for the full list of required submittals.

### **Application Cover Sheet (project and property information, applicant information)**

### **Dimensional and Parking Information Form (see attached)**

### **Impact statement**

Statement should respond to Environmental Design Review (Section 3.4) and Special Permit (Section 3.3) criteria on pages 6-8 of this packet); include:

- LEED checklist and sustainable building narrative as described in criteria 12.
- Summary of neighborhood outreach, if held or planned.

### **Drawing and photographs of existing conditions**

- Identify boundaries of the development parcel and illustrate the existing conditions on that parcel, adjacent streets, and lots abutting or directly facing the development parcel across streets.
- Photographs showing conditions on the development parcel at the time of application and showing structures on abutting lots.

### **Site plan of proposal. Must include:**

- Zoning boundaries, if any, and parcel boundaries;
- Setbacks from property lines;
- Site access/egress points;
- Circulation routes for pedestrians, bicyclists, passenger vehicles, and service/delivery vehicles;
- New buildings and existing buildings to remain on the development parcel, clearly showing points of entry/exit;
- Other major site features within the parcel or along its perimeter, including but not limited to trees, fences, retaining walls, landscaped screens, utility boxes, and light fixtures;
- Spot grades or site topography and finish floor level;
- Open space provided on the site;
- Any existing or proposed easements or rights of way.

### **Drawings of proposed structure**

- Schematic drawings of each interior floor of each proposed building, including basements.
- Schematic drawings of the roof surface(s), identifying roof materials, mechanical equipment, screening devices, green roofs, solar arrays, usable outdoor terraces, and parapets.
- Elevations of each exterior façade of each building, identifying floor levels, materials, colors, and appurtenances such as mechanical vents and light fixtures.
- Drawings from one or more prominent public vantage point illustrating how the proposed project will appear within the context of its surroundings.
- Graphic information showing façade materials and color samples.
- Include lighting plan and fixtures if not provided on site or landscaping plan.

**Vehicle, Bicycle, and Service Vehicle Plans**

- Parking and loading plans, including all vehicle and bicycle parking facilities located on the parcel or within a structure, showing dimensions of spaces, driveways, access aisles, and access/egress points. Include line-of-sight and turning radius along with length and type of delivery truck.
- If you are requesting a reduction in the amount of required parking, include a Transportation Demand Management Plan per Section 6.1.5.
- Plans of all bicycle parking facilities located on the lot and within any structure, including dimensions of spaces and access routes and types of bicycle racks.

**Sustainable Building and Site Design Elements**

- A solar energy systems assessment per Section 6.4, which must include:
  - An analysis for solar energy system(s) for the site detailing layout and annual production;
  - The maximum feasible solar zone area of all structures; and,
  - Drawings showing the solar energy system you propose, with a narrative describing the system, the reasons the system was chosen, and how the system meets the requirements of Section 6.4; or
  - A detailed explanation of why the project meets an exemption of Section 6.4.2.
- LEED checklist and narrative per EDR criterion 13.

**Proposed landscaping (*may be incorporated into site plan*)**

Schematic drawing(s) illustrating and clearly labels all landscape features, including hardscape materials, permeable areas, plant species, and light fixtures.

**Plans for sign permits, if signage is an element of development proposal**

**Stormwater management plan**

*(for stormwater management during construction for projects with new construction)*

**SketchUp Compatible Model, if required**

**Application fee**

*(See [Rule 12 of the ARB Rules and Regulations](#) for how to calculate the fee)*

**FOR OFFICE USE ONLY**

\_\_\_\_\_ Special Permit Granted

\_\_\_\_\_ Received evidence of filing with Registry of Deeds

\_\_\_\_\_ Notified Building Inspector of Special Permit filing

Docket #: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

## COVER SHEET

### Application for Special Permit in Accordance with Environmental Design Review

PLANNING & COMMUNITY  
DEVELOPMENT  
2023 JUL 17 A 11:01

#### PROPERTY AND PROJECT INFORMATION

- Property Address 1306/1308 Massachusetts Avenue - Arlington - MA 02476  
Assessors Block Plan, Block, Lot No. 14-1-13 Zoning District Limited Office (L.O.)
- Deed recorded in the Registry of deeds, Book 1597, Page 133.  
-or- registered in Land Registration Office, Cert. No. 1678205, in Book 811, Page 91.
- Present Use of Property (include # of dwelling units, if any)  
Currently there is no occupancy at the property.
- Proposed Use of Property (include # of dwelling units, if any)  
Office

#### APPLICANT INFORMATION

- Applicant:** Identify the person or organization requesting the Special Permit:  
Name of Applicant(s) Ricardo Batista da Silva  
Organization RB Farina Roofing & Co  
Address 1319 Massachusetts Avenue, Arlington - MA -02476  
Street City, State, Zip  
Phone (781) 648-5446 Email info@farinaroof.com
- Applicant Interest:** the applicant must have a legal interest in the subject property:  
☒ Property owner ☐ Purchaser by land contract  
☐ Purchaser by option or purchase agreement ☐ Lessee/tenant
- Property Owner** ☐ Check here if applicant is also property owner  
Identify the person or organization that owns the subject property:  
Name: Ricardo Batista da Silva Title: Owner  
Organization: RB Farina Roofing & Co Phone: (781) 648-5446  
Address 1319 Massachusetts Avenue, Arlington, MA - 02476  
Street City, State, Zip  
Phone (781) 648-5446 Email info@farinaroof.com

**ARLINGTON REDEVELOPMENT BOARD**

Application for Special Permit Under Environmental Design Review

4. **Representative:** Identify any person representing the property owner or applicant in this matter:

Name: Heladio Salgado Title: Licensed SupervisorOrganization: RB Farina Roofing & Co Phone: (857) 237-8266Address 69 Gertrude Street, Lynn, MA, 01902  
Street City, State, ZipPhone (857) 237-8266 Email info@farinaroof.com

5. Permit applied for in accordance with the following Zoning Bylaw section(s)

<u>7 (Seven)</u>	<u>Special Permit</u>
_____	_____
_____	_____
_____	_____
section(s)	title(s)

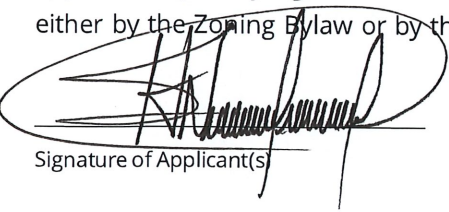
6. List any waivers being requested and the Zoning Bylaw section(s) which refer to the minimum or maximum requirements from which you are seeking relief.

<u>None.</u>	_____
_____	_____
_____	_____
_____	_____
section(s)	title(s)

7. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

(In the statement below, strike out the words that do not apply)

The applicant states that RB Farina Roofing & Co is the owner -or- occupant -or- purchaser under agreement of the property in Arlington located at 1306/1308 Massachusetts Avenue - Arlington, MA 02476 which is the subject of this application; and that unfavorable action -or- no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

  
Signature of Applicant(s)1319 Mass Ave. Arlington - MA 02476

Address

(781) 648-5446

Phone



# ARLINGTON REDEVELOPMENT BOARD

Application for Special Permit Under Environmental Design Review

## DIMENSIONAL AND PARKING INFORMATION

Property Location: 1306/1308 Mass Ave. Arlington MA 02476 Zoning District: L.O. Limited Office

Applicant: RB Farina Roofing & Co Address: 1319 Mass Ave Arlington MA 02476

Present Use/Occupancy: No. of Dwelling Units: Property is not in use. There is no occupancy. Uses and their gross square feet: 2,810

Proposed Use/Occupancy: No. of Dwelling Units: Office Uses and their gross square feet: 2,810

	Present Conditions	Proposed Conditions	Min. or Max. Req'd by Zoning for Proposed Use
Lot Size	<b>+/- 5 221.47</b>	<b>+/- 5 221.47</b>	min.
Frontage	<b>53.50</b>	<b>53.50</b>	min.
Floor Area Ratio <sup>1</sup>			max.
Lot Coverage (%), where applicable	<b>66.75%</b>	<b>66.75%</b>	max.
Lot Area per Dwelling Unit (sf)	<b>0</b>	<b>0</b>	min.
Front Yard Depth (feet)	<b>0</b>	<b>0</b>	min.
Side Yard Width (feet) right side			min.
left side			min.
Rear Yard Depth (feet)	<b>+/- 26'-6"</b>	<b>+/- 26'-6"</b>	min.
Height stories	<b>11' -4"</b>	<b>11' -0"</b>	stories <sup>2</sup>
feet			feet
Open Space (% of G.F.A.) <sup>3</sup>			min.
Landscaped (sf)			(sf)
Usable (sf)	<b>+/- 1 568</b>	<b>+/- 1 568</b>	(sf)
Parking Spaces (#) <sup>4</sup>	<b>N/A</b>	<b>N/A</b>	min.
Parking Area Setbacks (feet) (where applicable)	<b>N/A</b>	<b>N/A</b>	min.
Loading Spaces (#)	<b>N/A</b>	<b>N/A</b>	min.
Bicycle Parking <sup>5</sup> short term	<b>N/A</b>	<b>N/A</b>	min.
long term	<b>N/A</b>	<b>N/A</b>	min.

<sup>1</sup> FAR is based on Gross Floor Area. See Section 5.3.22 for how to calculate Gross Floor Area. On a separate page, provide the calculations you used to determine FAR, including the calculations for Gross Floor Area.

<sup>2</sup> Where two heights are noted in the dimensional tables, refer to Section 5.3.19, Reduced Height Buffer Area to determine the applicable height or the conditions under which the Board may provide relief.

<sup>3</sup> Per Section 5.3.22(C), district dimensional requirements are calculated based on GFA. On a separate page, show how you determined the open space area amounts.

<sup>4</sup> See Section 6.1, Off-Street Parking. If requesting a parking reduction, refer to Section 6.1.5.

<sup>5</sup> See Section 6.1.12, Bicycle Parking, or refer to the Bicycle Parking Guidelines.

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- Applicant:** Identify the person or organization requesting the Special Permit:  
Name of Applicant(s) Ricardo Batista da Silva  
Organization RB Farina Roofing & Co  
Address 1319 Massachusetts Avenue, Arlington - MA -02476  
Street City, State, Zip  
Phone (781) 648-5446 Email info@farinaroof.com
- Applicant Interest:** the applicant must have a legal interest in the subject property:  
☒ Property owner ☐ Purchaser by land contract  
☐ Purchaser by option or purchase agreement ☐ Lessee/tenant
- Property Owner** ☐ Check here if applicant is also property owner  
Identify the person or organization that owns the subject property:  
Name: Ricardo Batista da Silva Title: Owner  
Organization: RB Farina Roofing & Co Phone: (781) 648-5446  
Address 1319 Massachusetts Avenue, Arlington, MA - 02476  
Street City, State, Zip  
Phone (781) 648-5446 Email info@farinaroof.com

**ARLINGTON REDEVELOPMENT BOARD**

Application for Special Permit Under Environmental Design Review

4. **Representative:** Identify any person representing the property owner or applicant in this matter:

Name: Heladio Salgado Title: Licensed SupervisorOrganization: RB Farina Roofing & Co Phone: (857) 237-8266Address 69 Gertrude Street, Lynn, MA, 01902  
Street City, State, ZipPhone (857) 237-8266 Email info@farinaroof.com

5. Permit applied for in accordance with the following Zoning Bylaw section(s)

<u>7 (Seven)</u>	<u>Special Permits</u>
_____	_____
_____	_____
_____	_____
section(s)	title(s)

6. List any waivers being requested and the Zoning Bylaw section(s) which refer to the minimum or maximum requirements from which you are seeking relief.

<u>None</u>	_____
_____	_____
_____	_____
section(s)	title(s)

7. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

(In the statement below, strike out the words that do not apply)

The applicant states that RB Farina Roofing & Co is the owner -or- occupant -or- purchaser under agreement of the property in Arlington located at 1306/1308 Massachusetts Avenue - Arlington, MA 02476 which is the subject of this application; and that unfavorable action -or- no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

HELADIO SALGADO

Signature of Applicant(s)

1319 Mass Ave. Arlington - MA 02476

Address

(781) 648-5446

Phone



**TOWN OF ARLINGTON**  
Dimensional and Parking Information  
For Applications to the Zoning Board of Appeals

1. Property Location: 1306-1308 Massachusetts Avenue Zoning District: B3

2. Present Use/Occupancy: Retail space, No. of dwelling units N/A

3. Existing Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):  
+/- 979 (1306)/ +/- 2 500 (1308) Sq. Ft.

4. Proposed Use/Occupancy: Business Group- Office & Retail space No. of dwelling units N/A

5. Proposed Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):  
+/- 522 (1306)/ +/- 2 957 (1308) Sq. Ft.

6. Lot size (Sq. Ft.)
7. Frontage (Ft.)
8. Floor area ratio
9. Lot Coverage ( %)
10. Lot Area per Dwelling Unit (Sq. Ft.)
11. Front Yard Depth (Ft.)
12. Left Side Yard Depth (Ft.)
13. Right Side Yard Depth (Ft.)
14. Rear Yard Depth (Ft.)
15. Height (Stories)
16. Height (Ft.)
17. Landscaped Open Space (Sq. Ft.)  
Refer to Section 2 in the Zoning Bylaw.
- 17A. Landscaped Open Space (% of GFA)
18. Usable Open Space (Sq. Ft.)  
Refer to Section 2 in the Zoning Bylaw.
- 18A. Usable Open Space (% of GFA)
19. Number of Parking Spaces
20. Parking area setbacks (if applicable)
21. Number of Loading Spaces (if applicable)
22. Type of construction
23. Slope of proposed roof(s) (in. per ft.)

Present Conditions	Proposed Conditions	Min. or max Required by Zoning
+/- 5 221.47	+/- 5 221.47	min.
53.50	53.50	min.
0,6	0,6	max.
66.75%	66.75%	max
N/ A	N/ A	min.
0	0	min.
0	0	min.
+/- 3'-5"	+/- 3'-5"	min.
+/- 26'-6"	+/- 26'-6"	min.
One story	One story	max.
+/- 13'-4"	+/- 13'-4"	max.
		min.
+/- 1 782	+/- 1 782	
34.13%	34.13%	min.
0	0	min.
-	-	min.
-	-	min.
		N/A
Flat roof	Flat roof	min.

**REQUEST FOR SPECIAL PERMIT**

**TOWN OF ARLINGTON**

In the matter of the Application of RB FARINA ROOFING CO  
to the Zoning Board of Appeals for the Town of Arlington:

Application for a Special Permit is herewith made, in accordance with Section 3.3 of the Zoning Bylaw of the Town of Arlington, Massachusetts, seeking relief from the following specific provisions of the Zoning Bylaw, and as described fully in the attached form, *Special Permit Criteria*:

Request for change of use. Existing retail space to be used as an Office Space.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

The Applicant states he/she/they is/are the owner/occupant of the land in Arlington located at 1306-1308 Mass Ave with respect to such relief is sought; that no unfavorable action has been taken by the Zoning Board of Appeals upon a similar petition regarding this property within the two (2) years next immediately prior to the filing hereof. The applicant expressly agrees to full compliance with any and all conditions and qualifications imposed upon this permission, whether by the Zoning Bylaw or by the Zoning Board of Appeals, should the same be granted. The Applicant represents that the grounds for the relief sought are as follows:

The grounds for the relief sought include factors such as adherence to zoning district requirements,  
compliance with building codes and safety standards, and mitigation of any impacts on the  
the surrounding area.

\_\_\_\_\_

\_\_\_\_\_

E-Mail: info@farinaroof.com Signed: \_\_\_\_\_ Date: 06/06/2023  
Telephone: 978 994-7033 Address: 1319 Massachusetts Ave, Arlington, MA 02476



**Special Permit Criteria:** Per Section 3.3.3 of the Zoning Bylaw, a Special Permit shall only be granted upon the Board's determination that the benefits of the proposed project will outweigh its adverse effects. The responses provided below will inform the Board as to whether the standards for approval have been met.

A). Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw.

Table 5.5.3- Page 80.

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B). Explain why the *requested use is essential or desirable to the public convenience or welfare.*

The requested use of an office space for a roofing company is essential and desirable to the public convenience and welfare as it provides employment opportunities, offers professional services, ensure safety and quality control, enhances customer convenience, and contributes to local economic growth

C). Explain why *the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.*

By considering the limited client visits, off-peak hours, location considerations, the requested use of an office space for a roofing company is unlikely to create undue traffic congestion or unduly impair pedestrian safety.

D). Explain why *the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.*

By considering the low water consumption, limited waste discharge, compliance with regulations, and responsible maintenance and upkeep, the requested use of an office space is unlikely to overload public water, drainage, sewer systems, or any other municipal system.

E). Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.

According to the zoning bylaw , the proposed design is fulfilling the regulations by proposing a use (office space) that is allowed in the zoning district, proposing the exiting structure to remain as is, no addition will be proposed, and complying with the building code.

F). Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.

By considering the compatibility with surrounding uses, absence of environmental hazards, minimal noise and visual impact, professional appearance, and compliance with zoning regulations, the requested use of an office space is unlikely to impair the integrity or character of the district adjoining districts and is not expected to be detrimental to the health or welfare.

G). Explain why *the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.*

Considering the low intensity of use, limited client visits, compatibility with residential areas, and compliance with zoning regulations, the requested use of an office space for a roofing company is unlikely to cause an excess of use that could be detrimental to the character of the neighborhood.

It maintains a balance between commercial activity and residential ambiance, preserving the overall character and quality of the neighborhood.

**TOWN OF ARLINGTON**  
Dimensional and Parking Information  
For Applications to the Zoning Board of Appeals

1. Property Location: 1306-1308 Massachusetts Avenue Zoning District: B3

2. Present Use/Occupancy: Retail space, No. of dwelling units N/A

3. Existing Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):  
+/- 979 (1306)/ +/- 2 500 (1308) Sq. Ft.

4. Proposed Use/Occupancy: Business Group- Office & Retail space No. of dwelling units N/A

5. Proposed Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):  
+/-522 (1306)/ +/-2 957 (1308) Sq. Ft.

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6. Lot size (Sq. Ft.)	+/- 5 221.47	+/- 5 221.47	min.
7. Frontage (Ft.)	53.50	53.50	min.
8. Floor area ratio	0,6	0,6	max.
9. Lot Coverage ( %)	66.75%	66.75%	max
10. Lot Area per Dwelling Unit (Sq. Ft.)	N/ A	N/ A	min.
11. Front Yard Depth (Ft.)	0	0	min.
12. Left Side Yard Depth (Ft.)	0	0	min.
13. Right Side Yard Depth (Ft.)	+/- 3'-5"	+/- 3'-5"	min.
14. Rear Yard Depth (Ft.)	+/- 26'-6"	+/- 26'-6"	min.
15. Height (Stories)	One story	One story	max.
16. Height (Ft.)	+/- 13'-4"	+/- 13'-4"	max.
17. Landscaped Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.			
17A. Landscaped Open Space (% of GFA)			min.
18. Usable Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	+/- 1 782	+/- 1 782	
18A. Usable Open Space (% of GFA)	34.13%	34.13%	min.
19. Number of Parking Spaces	0	0	min.
20. Parking area setbacks (if applicable)	-	-	min.
21. Number of Loading Spaces (if applicable)	-	-	min.
22. Type of construction			N/A
23. Slope of proposed roof(s) (in. per ft.)	Flat roof	Flat roof	min.

**TOWN OF ARLINGTON**  
Open Space / Gross Floor Area Information  
For Applications to the Zoning Board of Appeals

Refer to Section 2: *Definitions*, and Section 5: *District Regulations* in the Zoning Bylaw of the Town of Arlington before completing this form.

**Address:** 1306-1308 Massachusetts Av

**Zoning District:** B3

**OPEN SPACE\***

	<b>EXISTING</b>	<b>PROPOSED</b>
Total lot area	<u>+/- 5 221.47</u>	<u>+/- 5 221.47</u>
Open Space, Usable	<u>+/- 1 782</u>	<u>+/- 1 782</u>
Open Space, Landscaped	<u></u>	<u></u>

\* Refer to the Definitions in Section 2 of the Zoning Bylaw.

**GROSS FLOOR AREA (GFA) †**

Accessory Building	<u></u>	<u></u>
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)	<u>N/ A</u>	<u>N/ A</u>
1 <sup>st</sup> Floor	<u>+/- 3 479</u>	<u>+/- 3 479</u>
2 <sup>nd</sup> Floor	<u>-</u>	<u>-</u>
3 <sup>rd</sup> Floor	<u>-</u>	<u>-</u>
4 <sup>th</sup> Floor	<u>-</u>	<u>-</u>
5 <sup>th</sup> Floor	<u>-</u>	<u>-</u>
Attic (greater than 7'-0" in height, excluding elevator machinery, or mechanical equipment)	<u>-</u>	<u>-</u>
Parking garages (except as used for accessory parking or off-street loading purposes)	<u></u>	<u></u>
All weather habitable porches and balconies	<u>-</u>	<u>-</u>
<b>Total Gross Floor Area (GFA)</b>	<b><u>+/- 3 479</u></b>	<b><u>+/- 3 479</u></b>

† Refer to Definition of Gross Floor Area in Section 2 and Section 5 of the Zoning Bylaw.

**REQUIRED MINIMUM OPEN SPACE AREA**

Landscaped Open Space (Sq. Ft.)	<u></u>	<u></u>
Landscaped Open Space (% of GFA)	<u></u>	<u></u>
Usable Open Space (Sq. Ft.)	<u>+/- 1 782</u>	<u>+/- 1 782</u>
Usable Open Space (% of GFA)	<u>34.13%</u>	<u>34.13%</u>

This worksheet applies to plans dated \_\_\_\_\_ designed by \_\_\_\_\_

Reviewed with Building Inspector: \_\_\_\_\_ Date: \_\_\_\_\_





Town of Arlington  
Inspectional Services  
23 Maple Street  
Arlington, MA 02476

5/17/2023

RB Farina  
1306-1308 Massachusetts Avenue  
Arlington, MA 02476

Ricardo Batista Dasilva,

After reviewing the application and plans you provided to the Building department, the Inspector has determined that you will need to apply to the Redevelopment Board (ARB) prior to obtaining a Building Permit or applying to the Zoning board for a Special Permit or Variance. The application is located on the Town website of the Redevelopment Board.

The ARB criteria for a Special Permit states:

*Many development projects in Arlington require a Special Permit under Environmental Design Review (EDR); Section 3.4 of the Zoning Bylaw specifies which projects are under ARB jurisdiction. The Department of Planning and Community Development (DPCD) accepts all applications and applicant materials for Special Permits under Environmental Design Review (ED) electronically.*

The relative Zoning Bylaws that the Building Department is required to maintain is section 3.4.2 (a)(b)(c), which states:

*In any instance where a new structure, or new outdoor use, or an exterior addition or a change in use (a) requires a building permit and a special permit in accordance with use regulations for the applicable district or (b) alter the façade in a manner that affects the architectural integrity of the structure, and (c) is one of the uses listed in subparagraphs A through I below, (see attached) the special permit shall be acted upon by the Arlington Redevelopment Board (ARB) in accordance with environmental design review procedures and standards of this Section 3.4.*

Once the ARB hearing and decision is complete, you can apply for a Building permit with Inspectional Services.

Sincerely,

Dave Geldart  
Building Inspector



RENEY, MORAN, & TIVNAN

REGISTERED LAND SURVEYORS

75 HAMMOND STREET - FLOOR 2

WORCESTER, MA 01610-1723

PHONE: 508-752-8885

FAX: 508-752-8895

RMT@HSTGROUP.NET

A Division of H. S. & T. Group, Inc.

REGISTRY MIDDLESEX SOUTH

BASED UPON DOCUMENTATION PROVIDED, REQUIRED MEASUREMENTS WERE MADE OF THE FRONTAGE AND BUILDING(S) SHOWN ON THIS MORTGAGE INSPECTION PLAN. IN OUR JUDGEMENT ALL VISIBLE EASEMENTS ARE SHOWN AND THERE ARE NO VIOLATIONS OF ZONING REQUIREMENTS REGARDING STRUCTURES TO PROPERTY LINES (UNLESS OTHERWISE NOTED IN DRAWING BELOW).

NOTE: NOT DEFINED ARE ABOVEGROUND POOLS, DRIVEWAYS, OR SHEDS WITH NO FOUNDATIONS. THIS IS A MORTGAGE INSPECTION PLAN; NOT AN INSTRUMENT SURVEY. DO NOT USE TO ERECT FENCES, OTHER BOUNDARY STRUCTURES, OR TO PLANT SHRUBS. THIS CERTIFICATION IS NON-TRANSFERABLE. THE ABOVE CERTIFICATIONS ARE MADE WITH THE PROVISION THAT THE INFORMATION PROVIDED IS ACCURATE AND THAT THE MEASUREMENTS USED ARE ACCURATELY LOCATED IN RELATION TO THE PROPERTY LINES.

MORTGAGE INSPECTION PLAN

NAME RB FARINA ROOFING & CONSTRUCTION, INC.

LOCATION 1306-1308 MASSACHUSETTS AVENUE

ARLINGTON, MA

SCALE 1" = 20' DATE 11/28/22

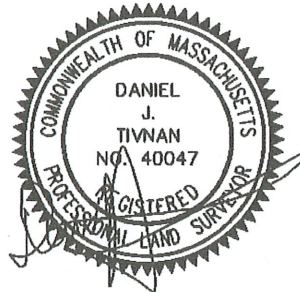
DEED BOOK/PAGE DOC. 1678204

PLAN BOOK/PLAN LC. 36940-A

WE CERTIFY THAT THE BUILDING(S) ARE NOT WITHIN THE SPECIAL FLOOD HAZARD AREA. SEE FEMA MAP:

416E OTD 6/4/10

FLOOD HAZARD ZONE HAS BEEN DETERMINED BY SCALE AND IS NOT NECESSARILY ACCURATE. UNTIL DEFINITIVE PLANS ARE ISSUED BY FEMA AND/OR A VERTICAL CONTROL SURVEY IS PERFORMED, PRECISE ELEVATIONS CANNOT BE DETERMINED.



REQUESTING OFFICE: ALAM | BRAZA P.C.  
REQUESTED BY:

DRAWN BY: OA  
CHECKED BY:

JOB # 11-1216-22



LEGEND:

- PROPERTY LINE
- EDGE OF PAVEMENT
- FENCE LINE
- LIGHT POST
- WATER SHUT OFF
- GAS SHUT OFF
- TREE



ZONE - B3	REQUIRED
AREA (MIN.)	6,000 SQ. FT.
FRONTAGE (MIN.)	50'
FRONT SETBACK (MIN.)	N/A
SIDE SETBACK (MIN.)	N/A
REAR YARD SETBACK (MIN.)	(H+L)/6

NOTES:

ALL CONFORMITY REQUIREMENTS TO  
BE VERIFIED WITH TOWN.

ALL ELEVATIONS ARE ON AN  
ASSUMED DATUM.



Dennis O'Brien

P.L.S.



D. O'BRIEN  
LAND SURVEYING

480 WEST CENTRAL ST.  
FRANKLIN, MA 02038 508-541-0048

EST 1996

CERTIFIED PLOT PLAN  
1306-1308 MASS AVENUE  
ARLINGTON, MA MIDDLESEX COUNTY

SCALE:  
1:10'

DATE:  
5/23/2023

REVISED:  
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DRAWN BY:  
A.R.M.

CHECKED BY:  
D.O.